

## Wylie Planning and Zoning Commission

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**Minutes  
Wylie Planning & Zoning Commission  
Tuesday May 19, 2015 – 6:00 pm  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building 100**

### **CALL TO ORDER**

Chair Ron Smith called the meeting to order at 6:00 PM. In attendance were: Vice Chair Dennis Larson, Commissioner Randy Owens, Commissioner Diane Culver and Commissioner Jerry Stiller. Commissioner Mike McCrossin and Commissioner David Williams were both absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr. Planner, and Mary Bradley, Administrative Assistant.

### **INVOCATION & PLEDGE OF ALLEGIANCE**

Commissioner Culver gave the invocation and Commissioner Owens led the Pledge of Allegiance.

### **CITIZENS COMMENTS**

Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

### **CONSENT ITEMS**

1. Consider and act upon approval of the Minutes from the May 5, 2015, Regular Meeting.

#### **Board Action**

A motion was made by Commissioner Culver and seconded by Commissioner Owens to approve the minutes as submitted. Motion carried 5 – 0.

## **REGULAR AGENDA**

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### **Public Hearing**

#### **Item 1**

Hold a Public Hearing and consider, a recommendation to the City Council regarding a Replat of Lot 2, Block B of Woodbridge Centre, to subdivide into three commercial lots, generally located west of Woodbridge Parkway and south of FM 544.

#### **Staff Presentation**

Ms. Ollie stated that the plat will create three commercial lots. Lot 2A will serve as an open space/natural-scape lot. Clark Street Development will continue to own and maintain Lot 2A. The lot does not conform to the minimum 30 feet of frontage along a dedicated, improved street, and the topography and slope renders it undevelopable. The remaining two lots, Lots 2B and 2C will be sold and developed as commercial/retail purposes.

#### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

#### **Board Action**

With no questions for the applicant, a motion was made by Commissioner Culver and seconded by Commissioner Stiller to recommend approval to the City Council for Replat Woodbridge Centre Lots 2A, 2B and 2C, Block B. Motion carried 5 – 0.

#### **Item 2 ZC 2015-04**

Hold a Public Hearing and consider, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development Single Family Residential Homes on 49.086 acres tract of land. Property generally located off Stone Road and 1100' west of Kreymer Lane.

#### **Staff Presentation**

Ms. Ollie stated that the applicant is requesting to establish permanent zoning on approximately 30 acres of land, and amend PD 2014-32 on approximately 38 acres, of which 18 acres was annexed into the city in late 2014. The property totals 69.87 acres.

The request differs from the previously approved PD 2014-32 in regards to setbacks with lot width for corner lots being 75 feet in lieu of 90 feet, and lot depth going from 120 to 110 feet.

All lots which back onto park land shall provide a wrought iron fence of uniform design to be installed by the homebuilder. Approximately five acres

will be dedicated as park land. The Park Board unanimously approved the park land dedication plan, with the open space maintained by the HOA, but dedicated to the city. A Preliminary Plat must be submitted for approval prior to any permits being issued.

Public comment forms were mailed to 103 surrounding property owners. Nine comment forms received in opposition and no comment forms received in favor. One comment form was not marked in favor or in opposition.

Ms. Ollie read one comment form from Mr. Charles Osborne for the record that was submitted prior to the start of the meeting.

“Since we purchased our home in 2007 we have seen a continual deterioration of the area behind our home.

With the road work widening Brown Street and the construction of the homes in Kreymer Estates the creek area has been negatively impacted. During these 8 years a continuous buildup of silt has caused sandbarges blocking water flow, accumulating trash and vegetation. The city has done nothing to remedy this situation. Also the increase in vegetation is unsightly.

We believe zoning changes resulting in more construction will surely result in further deterioration of the quality of our area.”

### **Public Comments**

Mr. Jim Douglas, Douglas Properties, 2309 K Avenue, Suite 100, Richardson, made a presentation to the Commissioners, and stated that the proposed request is amendment to PD 2014-32, with additional land to the east side. The Conditions of the PD 2014-32 is staying the same with the exception of setbacks to property on corner lots. The hike and bike trail was modified from the PD 2014-32. The trail is to the back of the lots, instead of being in the front. The hike and bike trail will also allow for children to walk to and from school. Signage and school crossing will be installed and moving the school zone back to include proposed property.

The creek will be cleaned out and maintained. The developer will clean out the creek by removing the dead debris and trash. The developer will work with the city of improving the old cemetery that is between the proposed property and Avalon Addition to the north.

Chair Smith opened the Public Hearing.

The following citizens spoke in opposition of the request, expressed concern of flooding from the creek.

Mr. Mike Wietecha, 303 S Foxwood Lane

Mr. Paul Davis, 511 S Foxwood Lane  
Mr. Paul Curtis, 509 Foxwood Lane

Ms. Linda Cunningham, 205 Kings Court, Avalon Addition just had a question as to green space backing up to her property. Ms. Ollie stated that the current green space will continue being green space.

Chair Smith closed the Public Hearing.

Mr. Douglas stated that the flood study will be done after the preliminary plat is submitted. The water surface will not be raised to develop the property. The number of lots may change but will not go over the maximum number of lots. Once the creek is cleaned out, the potential of the creek flooding into the existing property owner's yard will be improved.

The Commissioners questioned who is responsible for the creek. Ms. Ollie stated that she would look at Stone Grove Plat to see what portions were dedicated to the city. If dedicated to the city when the plat was approved, then the city is responsible for maintaining and cleaning the creek. She can make phone call or research to find out who is responsible for the creek. Mr. Douglas stated that if owned by the city, the developer will join in with the city to clean and maintain the creek.

#### **Board Action**

A motion was made by Commissioner Culver, and seconded by Commissioner Owens, to recommend approval to the City Council for Change of Zoning Case 2014-04. Motion carried 5 – 0.

#### **Miscellaneous**

Ms. Ollie spoke on behalf of the staff and Commissioners in congratulating Ms. Diane Culver in her elected position to the City Council. We appreciate and thank her for her time to the Commissioners.

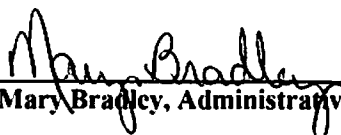
#### **ADJOURNMENT**

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A motion was made by Commissioner Culver and seconded by Commissioner Owens to adjourn the meeting at 7:12PM. All Commissioners were in consensus.

  
Ron Smith, Chair

ATTEST:

  
Mary Bradley, Administrative Assistant